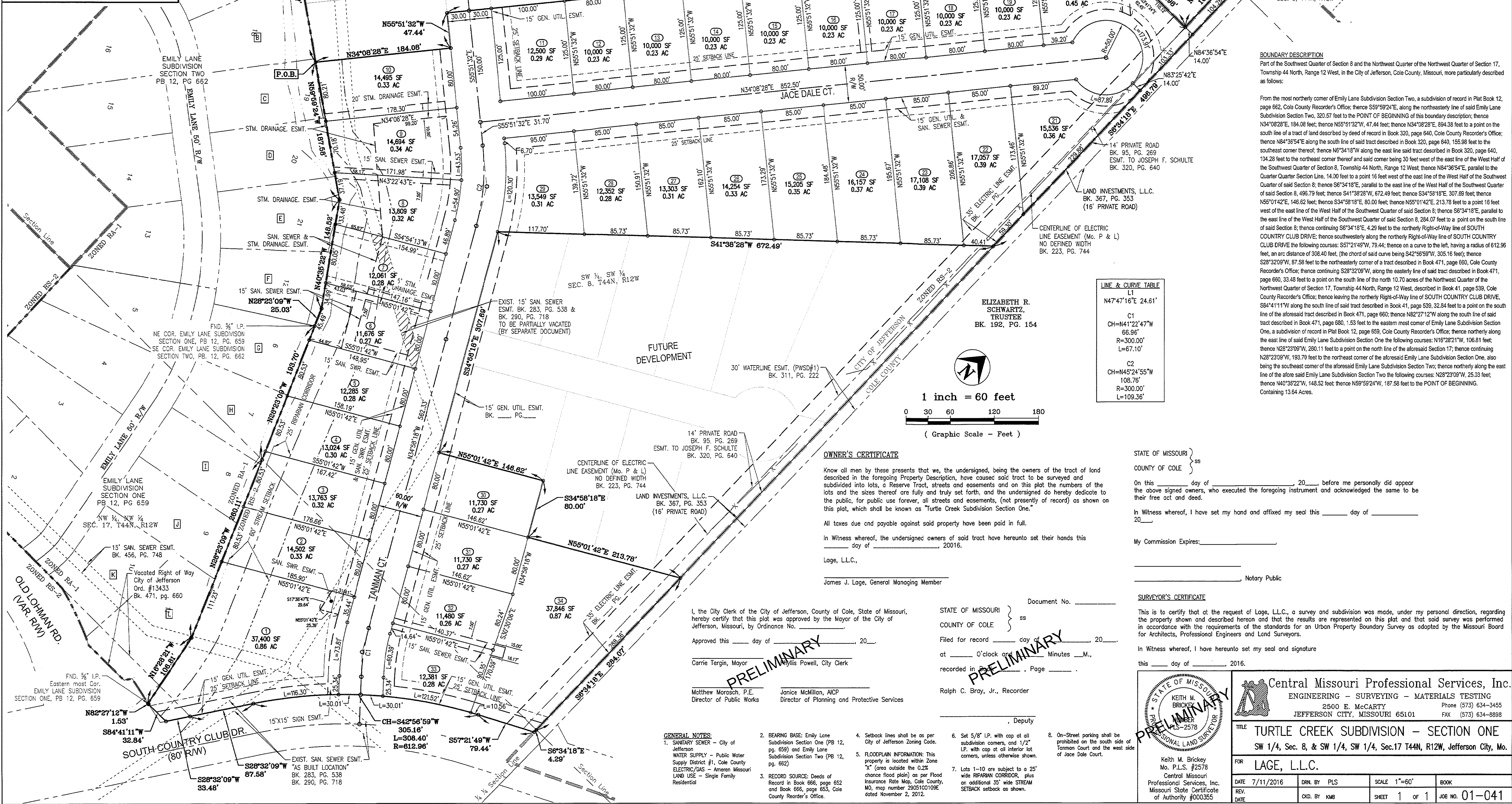


TURTLE CREEK SUBDIVISION SECTION ONE

Situated in the SW 1/4, of Sec. 8, T44N, R12W
and the NW 1/4, NW 1/4 of Sec. 17, T44N, R12 W
in The City of Jefferson, Cole County, Mo.
13.64 Acres ZONED RS-2



BOUNDARY DESCRIPTION
Part of the Southwest Quarter of Section 8 and the Northwest Quarter of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the most northerly corner of Emily Lane Subdivision Section Two, a subdivision of record in Plat Book 12, page 662, Cole County Recorder's Office; thence S59°59'24"E, along the northeasterly line of said Emily Lane Subdivision Section Two, 320.57 feet to the POINT OF BEGINNING of this boundary description; thence N34°08'28"E, 184.08 feet; thence N55°51'32"W, 47.44 feet; thence N34°08'28"E, 894.38 feet to a point on the south line of a tract of land described by deed of record in Book 640, Cole County Recorder's Office; thence N84°36'54"E along the south line of said tract described in Book 320, page 640, 155.98 feet to the southeast corner thereof; thence N6°34'18"W along the east line said tract described in Book 320, page 640, 104.28 feet to the northeast corner thereof and said corner being 30 feet west of the east line of the West Half of the Southwest Quarter of Section 8, Township 44 North, Range 12 West; thence N84°36'54"E, parallel to the Quarter Quarter Section Line, 14.00 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence S41°38'28"W, 672.49 feet; thence S34°58'18"E, 307.69 feet; thence N55°01'42"E, 146.62 feet; thence S34°58'18"E, 80.00 feet; thence N55°01'42"E, 213.78 feet to a point 16 feet west of the east line of the West Half of the Southwest Quarter of said Section 8; thence S6°34'18"E, parallel to the east line of the West Half of the Southwest Quarter of said Section 8, 284.07 feet to a point on the south line of said Section 8; thence continuing S6°34'18"E, 4.29 feet to the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE; thence southwesterly along the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE the following courses: S57°21'49"W, 79.44; thence on a curve to the left, having a radius of 612.96 feet, an arc distance of 306.40 feet, (the chord of said curve being S42°56'59"W, 305.16 feet); thence S28°32'09"W, 87.58 feet to the northeasterly corner of a tract described in Book 471, page 660, Cole County Recorder's Office; thence continuing S28°32'09"W, along the easterly line of said tract described in Book 471, page 660, 33.48 feet to a point on the south line of the north 10.70 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, described in Book 41, page 539, Cole County Recorder's Office; thence leaving the northerly Right-of-Way line of SOUTH COUNTRY CLUB DRIVE, S84°41'11"W along the south line of said tract described in Book 41, page 539, 32.84 feet to a point on the south line of the aforesaid tract described in Book 471, page 660; thence N82°27'12"W along the south line of said tract described in Book 471, page 660, 1.53 feet to the eastern most corner of Emily Lane Subdivision Section One, a subdivision of record in Plat Book 12, page 659, Cole County Recorder's Office; thence northerly along the east line of said Emily Lane Subdivision Section One the following courses: N16°28'21"W, 106.81 feet; thence N28°23'09"W, 280.11 feet to a point on the north line of the aforesaid Section 17; thence continuing N28°23'09"W, 193.70 feet to the northeast corner of the aforesaid Emily Lane Subdivision Section One, also being the southeast corner of the aforesaid Emily Lane Subdivision Section Two; thence northerly along the east line of the aforesaid Emily Lane Subdivision Section Two the following courses: N28°23'09"W, 25.03 feet; thence N40°35'22"W, 148.52 feet; thence N59°59'24"W, 187.58 feet to the POINT OF BEGINNING. Containing 13.64 Acres.

LINE & CURVE TABLE	
L1	N47°47'16"E 24.61'
C1	CH=N41°22'47"W 66.96' R=300.00' L=67.10'
C2	CH=N45°24'55"W 108.75' R=300.00' L=109.36'

OWNER'S CERTIFICATE
Know all men by these presents that we, the undersigned, being the owners of the tract of land described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into lots, a Reserve Tract, streets and easements and on this plat the numbers of the lots and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public, for public use forever, all streets and easements, (not presently of record) as shown on this plat, which shall be known as "Turtle Creek Subdivision Section One."

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owners of said tract have hereunto set their hands this _____ day of _____, 2016.

Lage, L.L.C.,

James J. Lage, General Managing Member

I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson, Missouri, by Ordinance No. _____

Approved this _____ day of _____, 20____.

Carrie Tergin, Mayor
Matthew Morasch, P.E. Director of Public Works
Janice McMillan, AICP Director of Planning and Protective Services

- GENERAL NOTES:**
- SANITARY SEWER - City of Jefferson
 - BEARING BASE: Emily Lane Subdivision Section One (PB 12, pg. 659) and Emily Lane Subdivision Section Two (PB 12, pg. 662)
 - RECORD SOURCE: Deeds of Record in Book 660, page 652 and Book 666, page 653, Cole County Recorder's Office.
 - Setback lines shall be as per City of Jefferson Zoning Code.
 - FLOODPLAIN INFORMATION: This property is located within Zone "X" (area outside the 0.2% chance flood plain) as per Flood Insurance Rate Map, Cole County, MO, map number 2905100109E, dated November 2, 2012.
 - Set 5/8" I.P. with cap at all subdivision corners, and 1/2" I.P. with cap at all interior lot corners, unless otherwise shown.
 - Lots 1-10 are subject to a 25' wide RIPARIAN CORRIDOR, plus an additional 35' wide STREAM SETBACK setback as shown.
 - On-Street parking shall be prohibited on the south side of Tammam Court and the west side of Jace Dale Court.

STATE OF MISSOURI }
COUNTY OF COLE } ss

On this _____ day of _____, 20____, before me personally did appear the above signed owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and affixed my seal this _____ day of _____, 20____.

My Commission Expires: _____

_____, Notary Public

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Lage, L.L.C., a survey and subdivision was made, under my personal direction, regarding the property shown and described hereon and that the results are represented on this plat and that said survey was performed in accordance with the requirements of the standards for an Urban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof, I have hereunto set my seal and signature
this _____ day of _____, 2016.

Keith M. Brickley
Mo. P.L.S. #2578
Central Missouri Professional Services, Inc.
Missouri State Certificate of Authority #000355

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101
Phone (573) 634-3455
Fax (573) 634-8898

TITLE TURTLE CREEK SUBDIVISION - SECTION ONE			
FOR LAGE, L.L.C.			
DATE 7/11/2016	DRN. BY PLS	SCALE 1"=60'	BOOK
REV. DATE	CKD. BY KMB	SHEET 1 OF 1	JOB NO. 01-041